

## **\$524,900 - 8807 223 Street, Edmonton**

MLS® #E4447236

**\$524,900**

3 Bedroom, 3.00 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This 1635 sq ft home is fully finished and AIR CONDITIONED. Located in the fantastic community of Rosenthal in West Edmonton just two blocks from the future Lewis Farms Rec Centre slated for 2028. The curb appeal is exquisite with a cute veranda and a tasteful vinyl & stone exterior. Beautifully finished with Hardwood and ceramic tile floors throughout the main floor. The kitchen is stunning and bright with tons of cabinet space, a large island, quartz counters and stainless steel appliances, including a brand new fridge. There is also a half bath at the rear entrance and a handy little den/office tucked away nicely beside the basement staircase. Upstairs are 3 bedrooms and 2 full baths including a large master bedroom with walk in closet and 5 piece ensuite bath. The basement is wide open with a massive rec room for the kids, loads of storage and a laundry/bathroom combo. The backyard is your little oasis with a beautiful pergola and deck, complete with permits. There is a double detached garage.

Built in 2016

### **Essential Information**

MLS® # E4447236

Price \$524,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,636                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8807 223 Street      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7H2              |

### Amenities

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Smoking Home, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                   |
| Parking        | Double Garage Detached                                                                                                              |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Stories           | 3                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                         |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, |

Playground Nearby, Public Swimming Pool, Public Transportation,  
Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 37              |
| Zoning         | Zone 58         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 1:32am MDT